

# SOUTH BEND

JUNE 2006

*Building a 21st Century City*  
MAYOR STEPHEN J. LUECKE

## Letter from the Mayor

### *South Bend is Open for Business!*

Dear Friends and Neighbors:

I am pleased to report that new investment and new development in South Bend is occurring at a record pace. Along with Memorial Hospital's recent announcement of their new surgical wing and the South Bend Clinic's major expansion plans, we have two more exciting developments in play.

South Bend Chocolate Company President, Mark Tarner, has begun a major expansion of the Chocolate Café in downtown South Bend. Over 11,000 sf. of old retail space is being transformed into an innovative new concept that breaks the mold for urban retail and creates another destination location in South Bend. South Bend Chocolate first moved Downtown following the opening of the College Football Hall of Fame.

Tarner's new plans include four different components. The current **Chocolate Café** will be expanded and will offer more food choices including a bakery where visitors can enjoy the scent of freshly baked goods. The **Rockne Room**, a state-of-the art meeting facility, will accommodate up to 40 people. One of the most exciting concepts is the new **PlayCafe**. It will include a loft area – complete with slides where kids can move from upstairs, to downstairs, where Mom can relax with friends or enjoy a precious few moments alone, all the while keeping an eye on the kids through the windows above or on TV monitors close by. The **South Bend Candy and Convenience Store** will bring a unique blend of convenience items such as soft drinks, light snacks, newspapers, and magazines together with gourmet chocolates. "It's a place where Mars M&M's meets Godiva." Says Tarner. "We will have an amazing variety of confections – including of course South Bend Chocolates."



Rendering of Chocolate Cafe Expansion

Just behind the Chocolate Café, right next door to the College Football Hall of Fame, and across the street from Century Center, Atlanta-based Gameday Centers' new condominium/hotel project brings approximately \$40 million in private investment to South Bend and is exactly the type of unique product that helps South Bend continue to be the regional center for development in our area. The 12-story structure will also be an impressive addition to the downtown skyline. The South Bend Game Day Center will be one of their most exciting designs yet and they will target Notre Dame's sports teams' season ticket holders for these luxury sports condominiums. This development is an attractive investment not only for sports fans, but for other investors as well.

Gameday expects to begin construction in mid to late summer, with a public/private parking garage on the first six levels and 150 luxury condominiums on the top six. In addition, there will be 12,000 sq. ft. of retail space available on the ground floor. Suites will range in price from the \$180's through \$1 million, and are anticipated to help provide an additional 100 hotel rooms in the downtown area. Owners and guests alike will enjoy the advantages of easy access to the Notre Dame campus, Century Center, and some of the best entertainment and restaurant venues that South Bend has to offer. It is anticipated that construction will be completed in time for the 2007 Notre Dame football season.

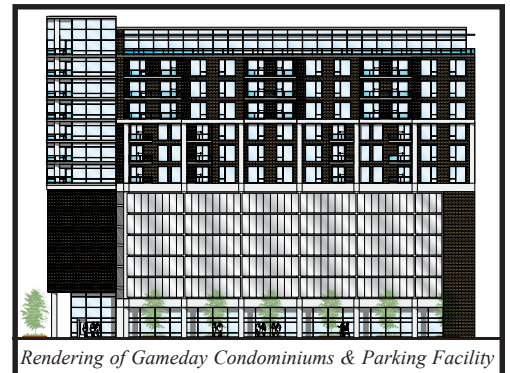
These new projects demonstrate confidence in South Bend as a prime area for investment and set the stage for even more new development in downtown. We support the entrepreneurial spirit that has helped build our city and our efforts are directed at stimulating even more investment and supporting an entrepreneurial approach to urban development to help continue to build South Bend as the regional center for business and commerce, arts and culture, and sports and entertainment, in the heart of the city.

Mayor Steve

### THIS MONTH...

Mayor's Letter  
City Plan Ready for Review!  
Fire Hydrant Paint Kits Available!  
6th Annual Kids' Triathlon

SI USTED NO ENTIENDE INGLÉS Y NECESITA AYUDA PARA TRADUCIR ESTE DOCUMENTO, O SI TIENE ALGUNA PREGUNTA, POR FAVOR LLAME AL SR. FEDERICO THON (ASISTENTE DEL ALCALDE) AL TELÉFONO (574) 235-5858 X 1000.



Rendering of Gameday Condominiums & Parking Facility



# Ready for Review!

## June 5 - July 7

The next draft of South Bend's *City Plan* will be available for public review June 5 - July 7, 2006. This document is a significant community achievement. The planning process, which began in the fall of 2003, included public meetings where thousands of community residents and participants expressed their vision for South Bend's future. As a result of those discussions, we now have a roadmap to guide us toward achieving that vision. The *City Plan Civic Alliance*, appointed to oversee the public process, was a significant contributor to this process. *City Plan* is South Bend's first official comprehensive plan in over forty years, and will guide decision-making on the City's growth and development for the next twenty years.

### ***There are three ways to review and comment on City Plan:***

- Hard copies are available for review at all branches of the **St. Joseph County Public Library**.
- Visit us online at **[www.SouthBendCityPlan.org](http://www.SouthBendCityPlan.org)**.
- **Six public meetings** - an overview of *City Plan*'s priorities for the first five years will be presented, and all are welcome to attend:
  - Tues, June 20, 6-8 p.m. .... Perley Elementary Cafeteria, 740 N. Eddy
  - Wed, June 21, 6-8 p.m. .... Jackson Middle School, 5001 S. Miami
  - Thurs, June 22, 6-8 p.m. .... Harrison Elementary Cafeteria, 3302 W. Western
  - Tues, June 27, 6-8 p.m. .... Pinhook Pavilion, 2801 Riverside Dr.
  - Thurs, June 29, 7-9 a.m. .... Century Center, 120 S. St. Joseph
  - Thurs, June 29, 6-8 p.m. .... Century Center, 120 S. St. Joseph

Comments can be submitted on-line, by email to: [jkain@SouthBendIN.gov](mailto:jkain@SouthBendIN.gov), or by regular mail to: Division of Community Development, attn: *City Plan Comments*, 224 W. Jefferson Blvd, South Bend, IN 46601. The public comment period will extend through Friday, July 7, 2006.

Mayor Luecke urges the entire community to review the Plan: "I encourage you to read *City Plan* and share your thoughts with us on the Goals, Objectives, and Policies outlined in the ten planning topics. Our goal has been to make this Plan a true representation of your vision for South Bend." Questions? Call 235-9660. See you at the meetings!



### **TAKE PART IN PUBLIC ART!**

The South Bend Fire Hydrant Painting Project is now underway! Free kits are available at the Studio Arts Center, at 805/807 Lincolnway West, which contain designs, instructions, and paint to refurbish a hydrant near you!

The Fire Hydrant Painting Project began in 1974, as part of the City's Bicentennial Celebration of the American Revolution. Mrs. Ruth Von Karowsky, a local artist, brought the concept to South Bend. Mrs. Von Karowsky created all of South Bend's designs based on American Revolutionary War heroes. In 1987, the Project was revived for the Bicentennial of our Constitution. Refurbishing has continued, over the years, to keep the fireplugs, decorated with historic figures, in pristine condition.

Mayor Luecke calls on the community to volunteer time to touch up or repaint the Bicentennial hydrants as part of our Art in Public Places Initiative. Volunteers are encouraged to repaint Bicentennial fire hydrants that have become worn and rusted, or to create new ones using official historic Bicentennial designs. *Please note that only the Bicentennial designs are approved by City ordinance to be painted on City of South Bend hydrants.*

If you are interested in refurbishing a fire hydrant, please call Studio Arts at 288-0160 to arrange a time to pick up a kit. For more information or questions on the Bicentennial Fire Hydrant Painting Project, please contact Jennifer Jackson, Mayor's Office for Special Projects, at 235-7590, or visit our website at [www.southbendin.gov/city/departments/comm\\_sp\\_proj/fire\\_hydrant\\_painting.asp](http://www.southbendin.gov/city/departments/comm_sp_proj/fire_hydrant_painting.asp).



### **TCU 6th Annual Kids Triathlon**

"Every Kid is a Winner" in this exciting City event for children ages 5 to 12 years old! Each participant will receive a race t-shirt, finish medal, post race food, snacks and awards for age division winners. The race will be held July 29 at 8:00 a.m. at the Potawatomi Park Swimming Pool, next to the Potawatomi Zoo and Kids Kingdom, and registration is required.

For more information, registration forms, or to volunteer at the Triathlon, visit [www.sbpark.org/fitness-center/triathlon.htm](http://www.sbpark.org/fitness-center/triathlon.htm), or call 299-4768 ext. 239.

***Visit Our New Website at [www.SouthBendIN.gov](http://www.SouthBendIN.gov)!***